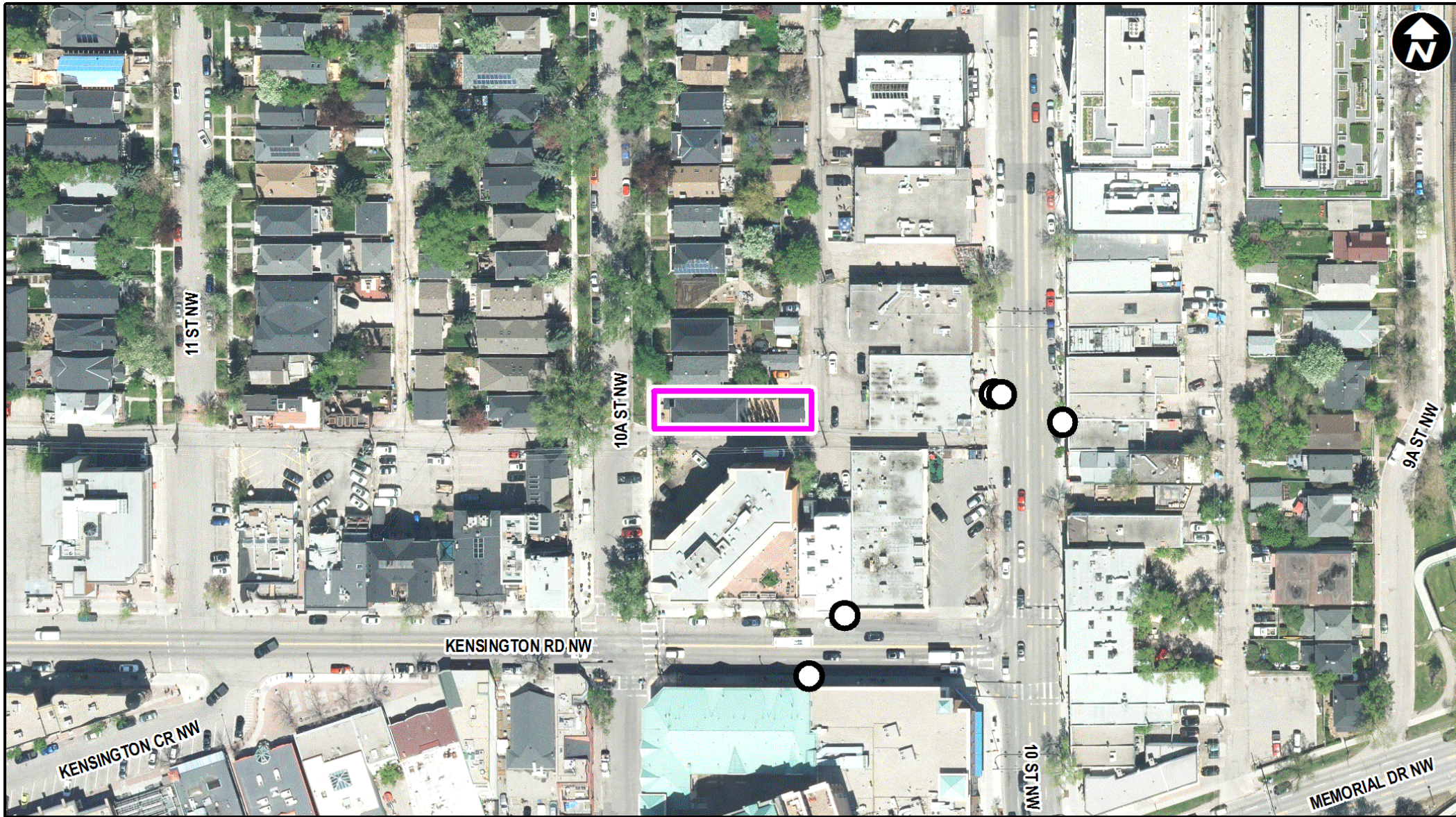




**LOC2021-0040**  
**Land Use Amendment**  
**January 11, 2022**

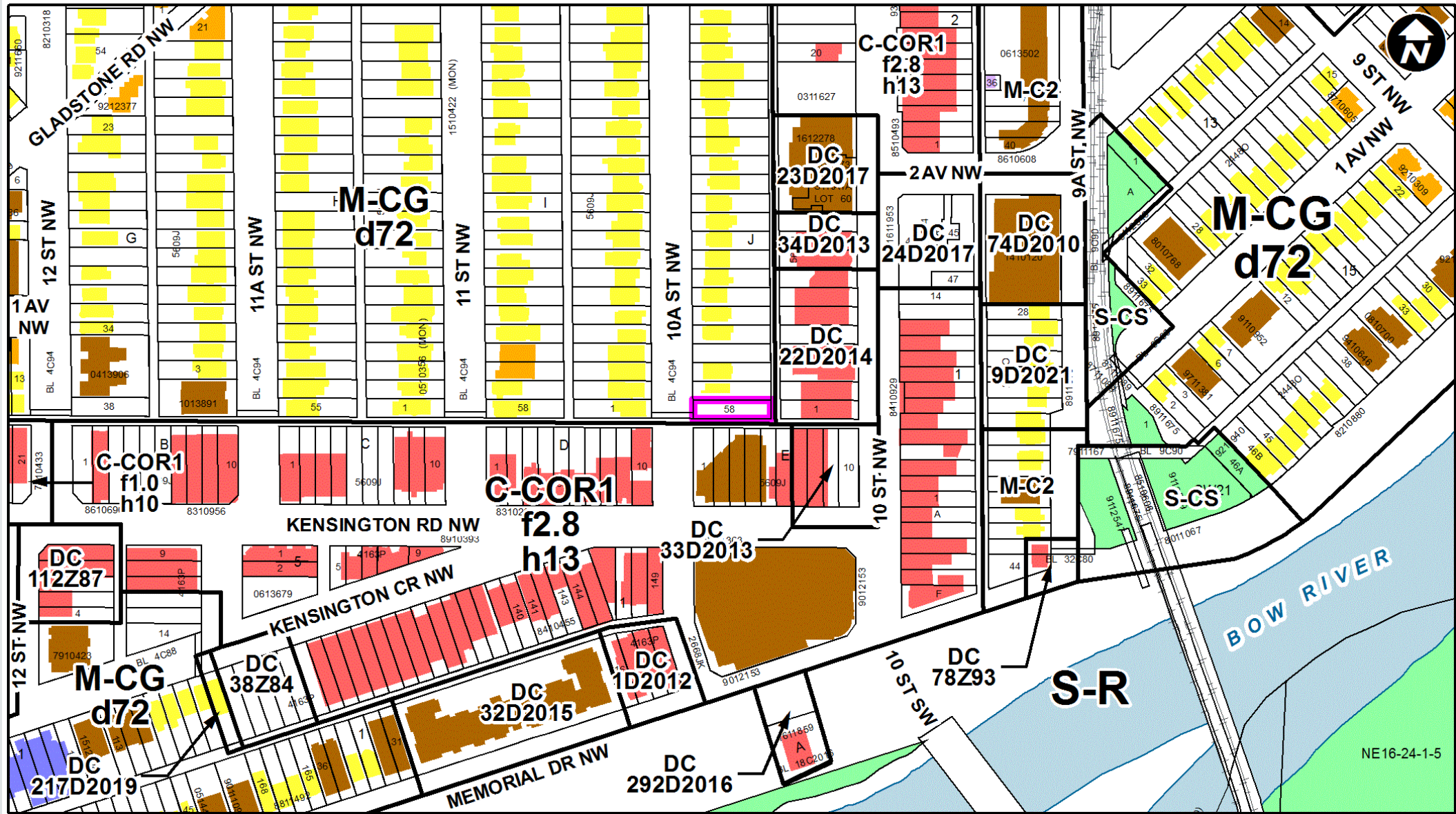




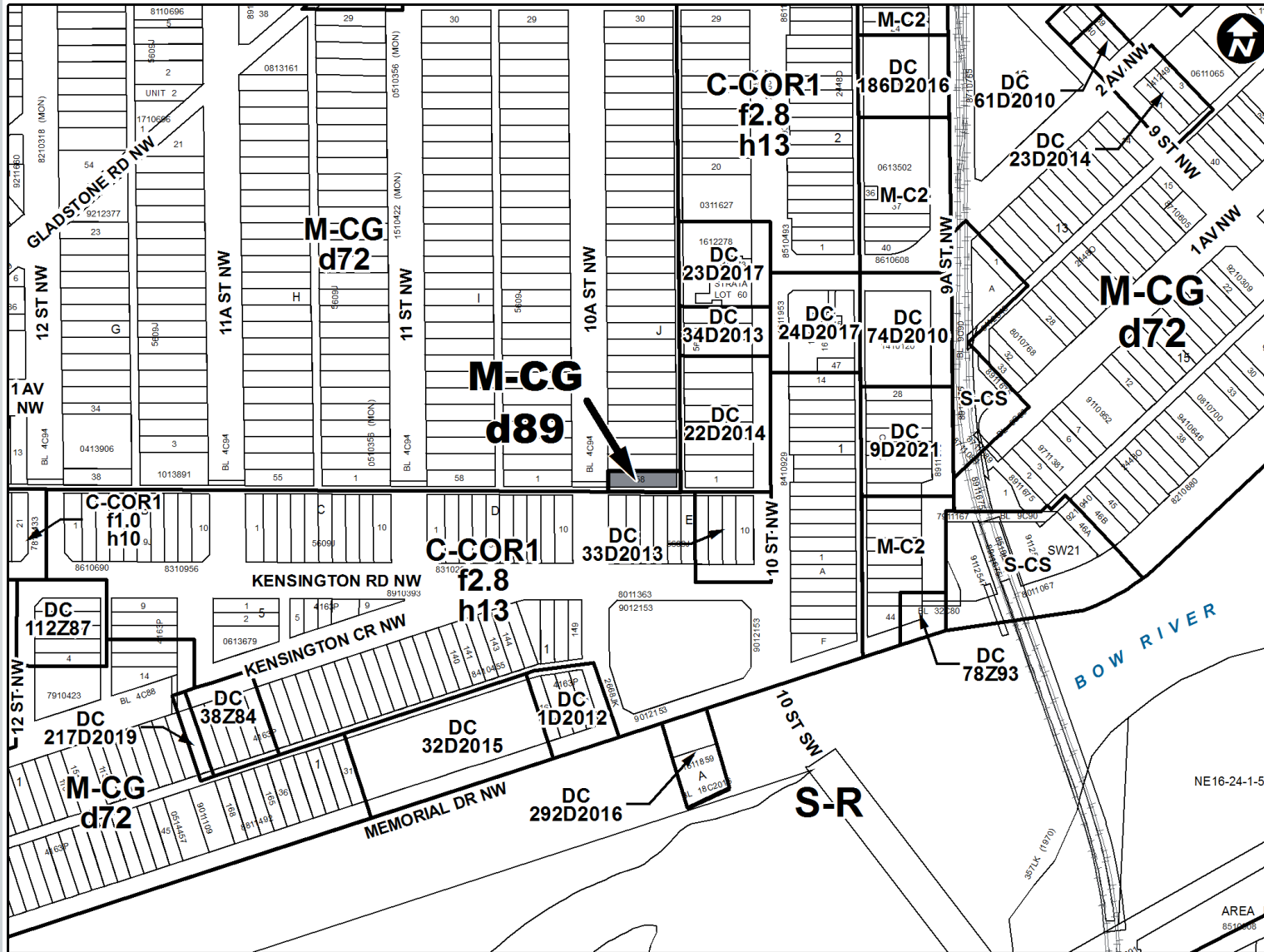
○ Bus Stop

Parcel Size:

0.04 ha  
9m x 43m



- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



**Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd89) District:**

- Maximum building height of 12.0 metres;
- A maximum density of 89 units per hectare (3 dwelling units).

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 19D2022** for the redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd89) District.
2. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

# Supplementary Slides















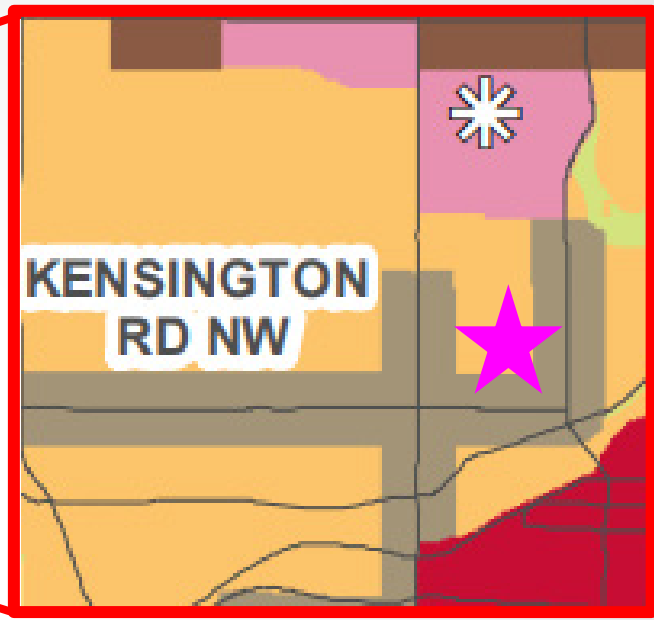
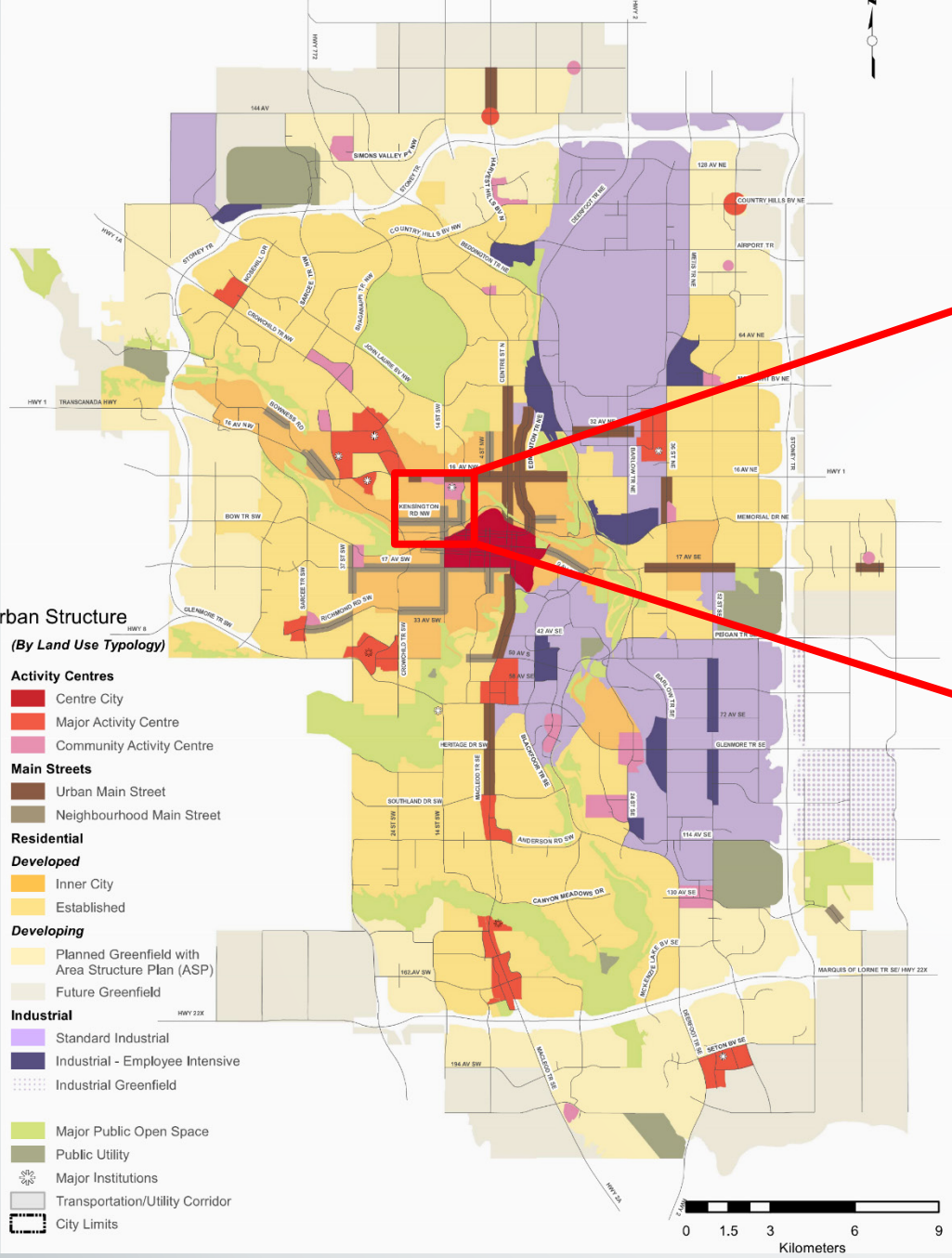








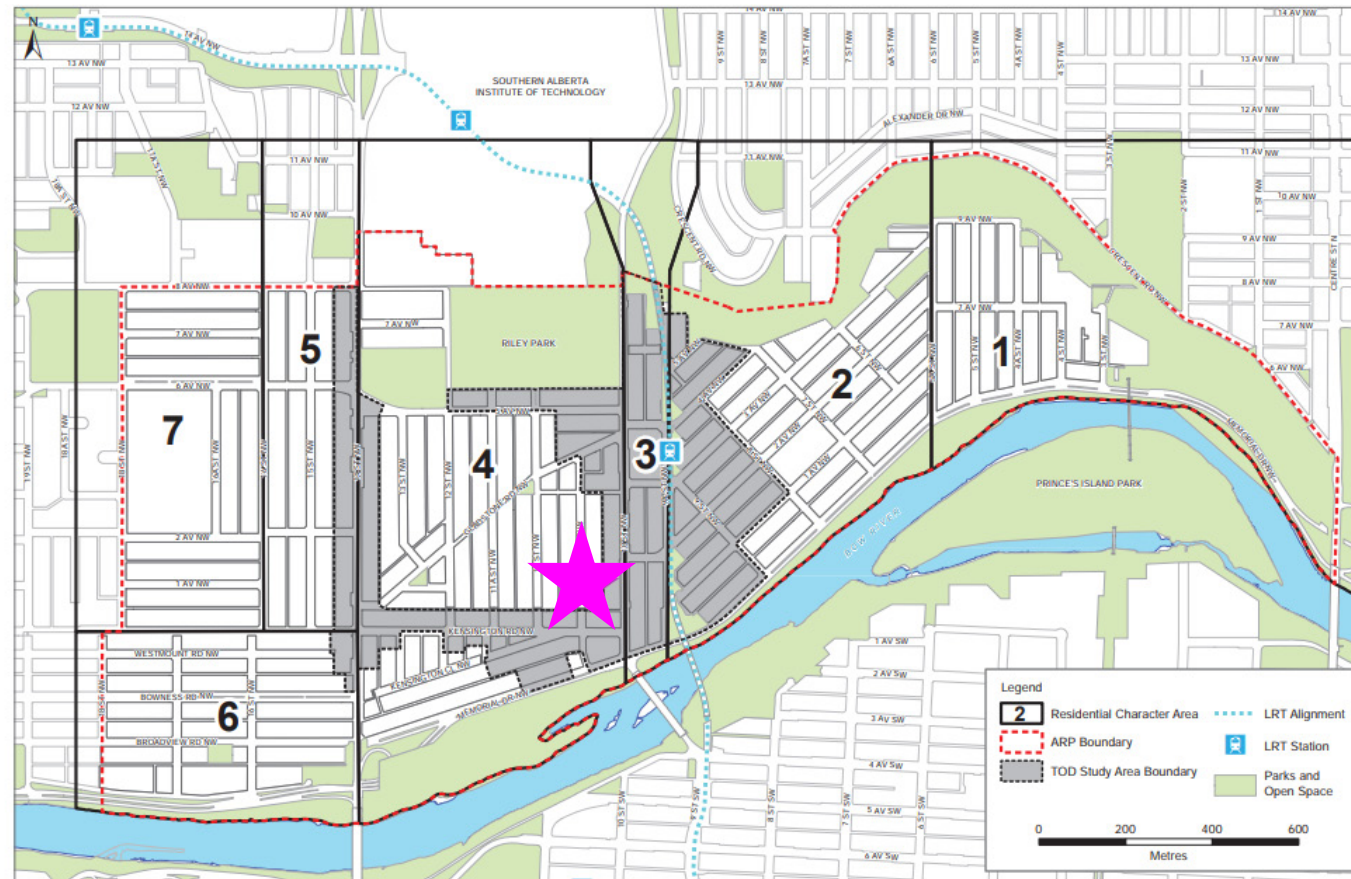




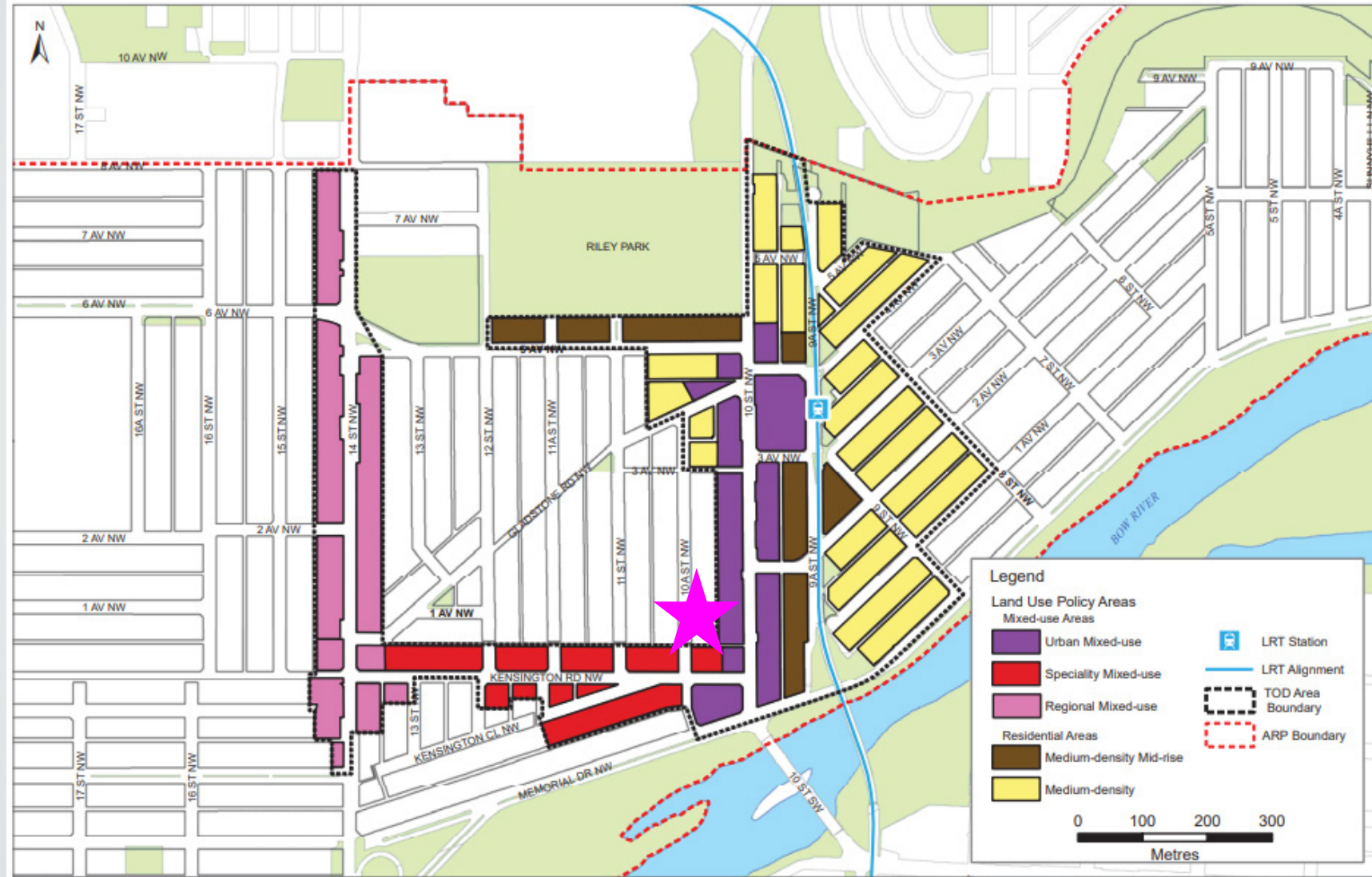
## 2.0 RESIDENTIAL LAND USE

Residential Character Areas Map 3

Approved: 19P87  
Amended: 6P2016



Map 3.1 Land Use Policy Areas



## Public Response

- Hillhurst/Sunnyside Community Association provided a letter of opposition.
- 8 responses from the public in opposition. Concerns focused on:
  - concerns with increased density on the site;
  - concerns on the future building form; and
  - increased parking and traffic demands.

